

TURNER Net Lease Properties INC.



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In cooperation with Scott Haire, Texas Broker of
Record
TX License #396627

OFFERING MEMORANDUM

Essential Business



7-Eleven/Stripes
Corporate 7-Eleven Guarantee
10408 Zac Lentz Parkway,
Victoria, TX 77904

PRICE: \$2,233,229
RENT: \$156,326
CAP: 7.0%

Property Overview

- This property was part of 7-Eleven's recent acquisition of 1,030 Sunoco/Stripes convenience stores in 17 states, in late 2017. This acquisition by 7-Eleven, Inc. was the largest acquisition in 7-Eleven's history and brings their total stores to about 9,700.
- The property is in Victoria, Texas, which is between San Antonio, Houston and Corpus Christi. Victoria's economy is a mix of education, health, retail, agriculture, and industry. Its access to major highways, the Victoria Regional Airport, railway terminals, Port of Victoria, and the Port of Port Lavaca-Point Comfort help to sustain a healthy environment for business. Major industrial employers in the region include Formosa Plastics Corp, The Inteplast Group, Dow, INVISTA, Caterpillar and Alcoa.
- This property is located on a hard-lighted corner off Highway 77, which is the main route leading out of town to San Antonio and Austin. In the immediate vicinity to the property is West Victoria High School and Harold Cade Middle School which has approximately 1,734 students enrolled. On the south side of Highway 77 is a large medical complex which includes Warm Springs Specialty Hospital, PAM Rehabilitation Center, Twin Fountains Urgent Care, De Tar Hospital North, Gulf Bend Mental Health Services, Victoria Nursing and Rehab Center and Victoria ENT Hearing Center.
- As part of 7-Eleven's acquisition of the Stripes stores, 7-Eleven has assumed this properties lease and all obligations.

Investment Highlights

- **Location:** 10408 Zac Lentz Parkway, Victoria, TX 77904
- **Building Size:** 3,371 +/- square feet, with 4 fuel islands
- **Site:** 0.50+/- Acres
- **Lease:** Absolute triple net, no landlord responsibilities
- **Lease Term:** Original 20-year lease expiring December 31, 2025. Annual rent increases the lessor of 1.5% or CPI.
- **Options:** (5) 5-year options remain.
- **Avg HH Income 1 Mile:** \$142,904
- **Guaranteed by 7-Eleven Corp**

PRICE: \$ 2,233,229

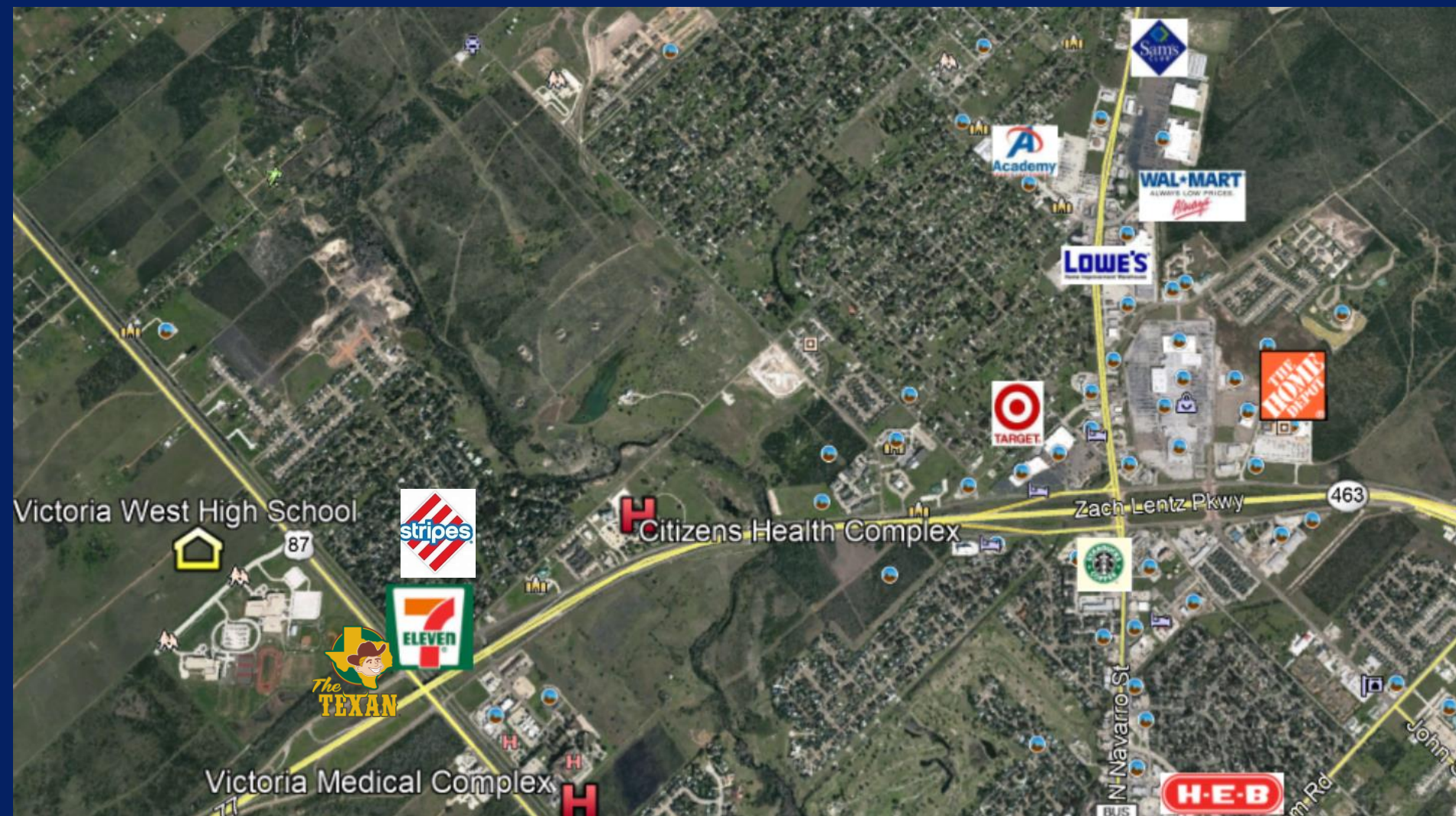
RENT: \$156,326*

CAP: 7.0%

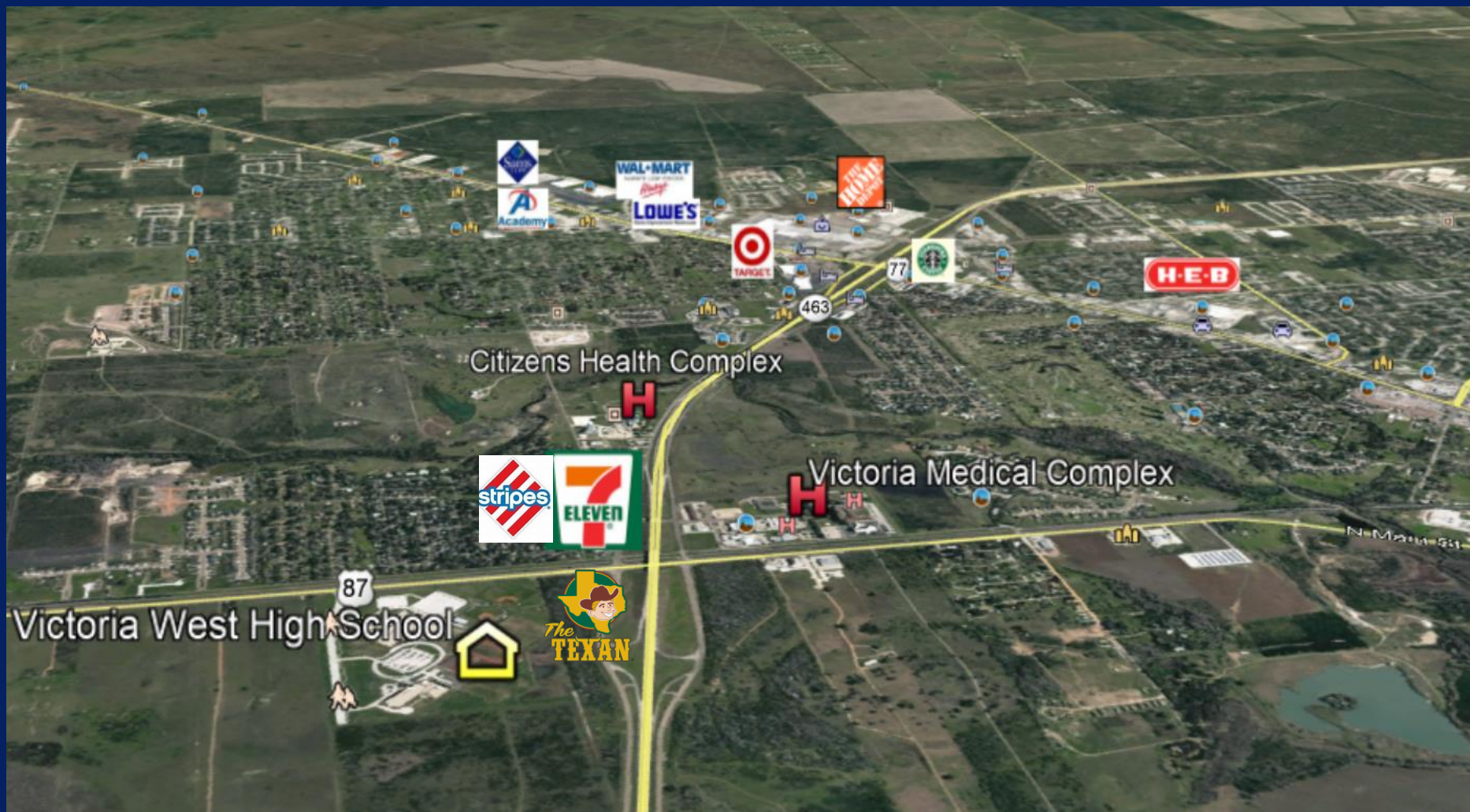
Photos



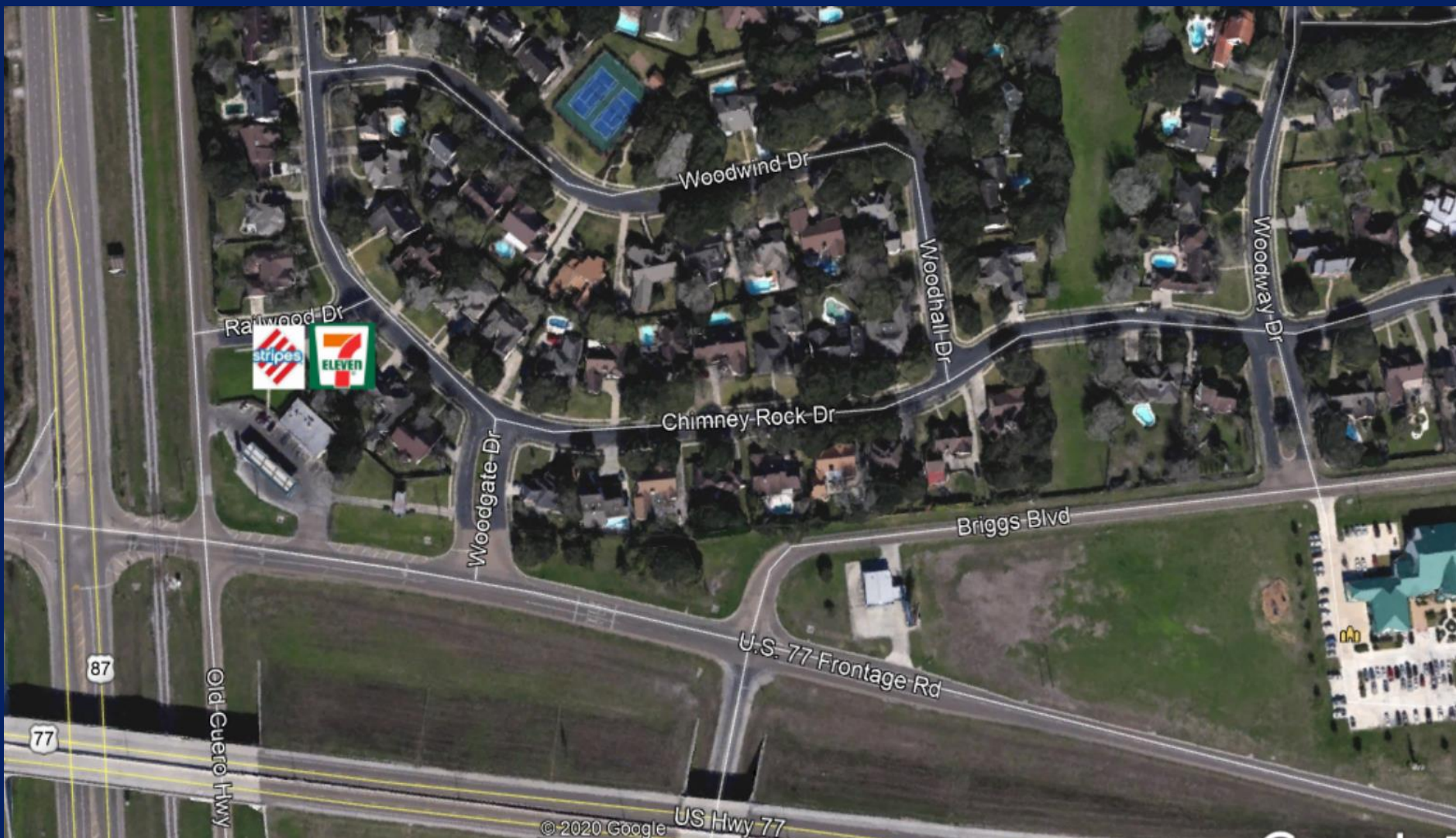
Aerial Overview

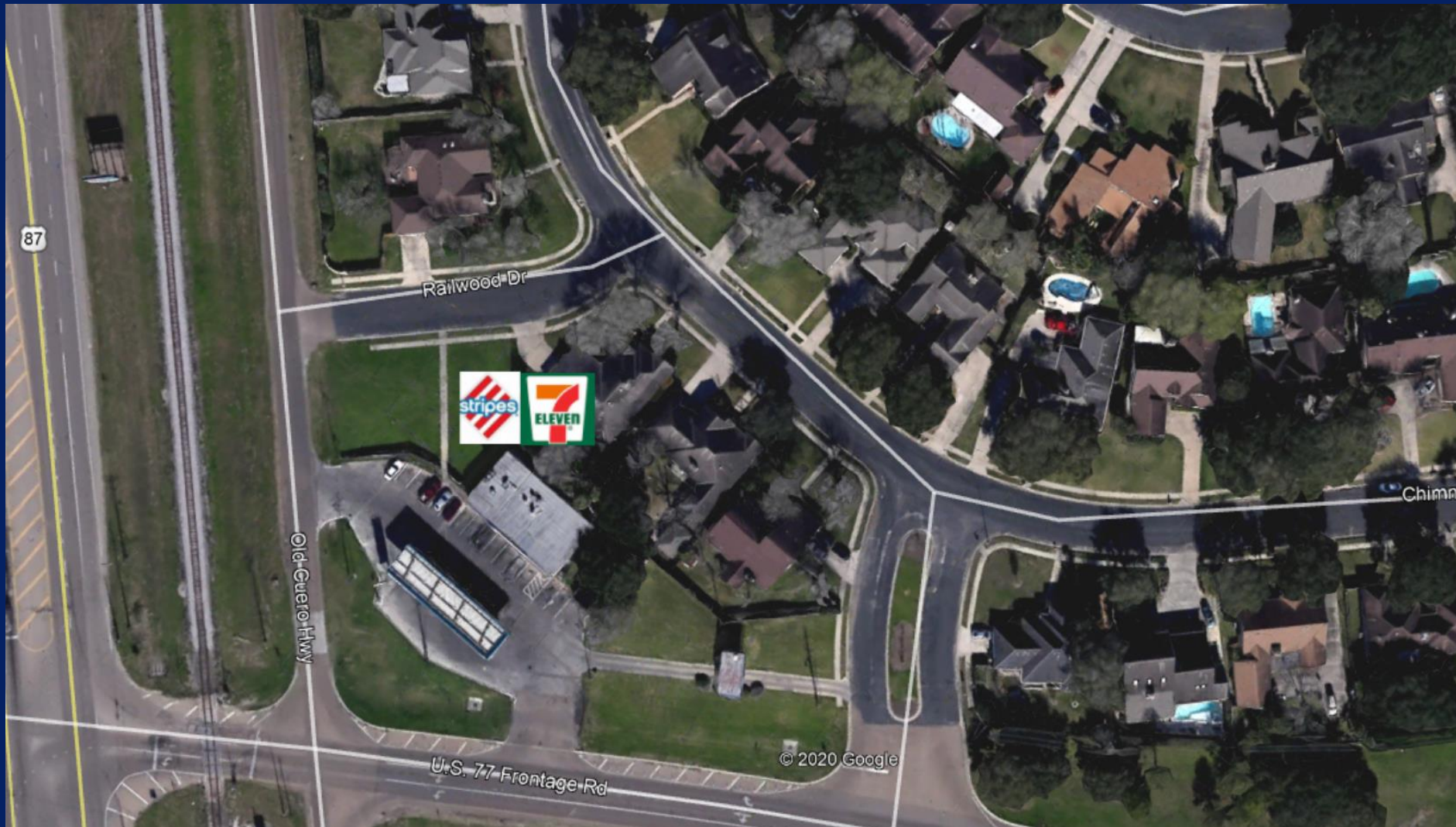


Aerial Overview

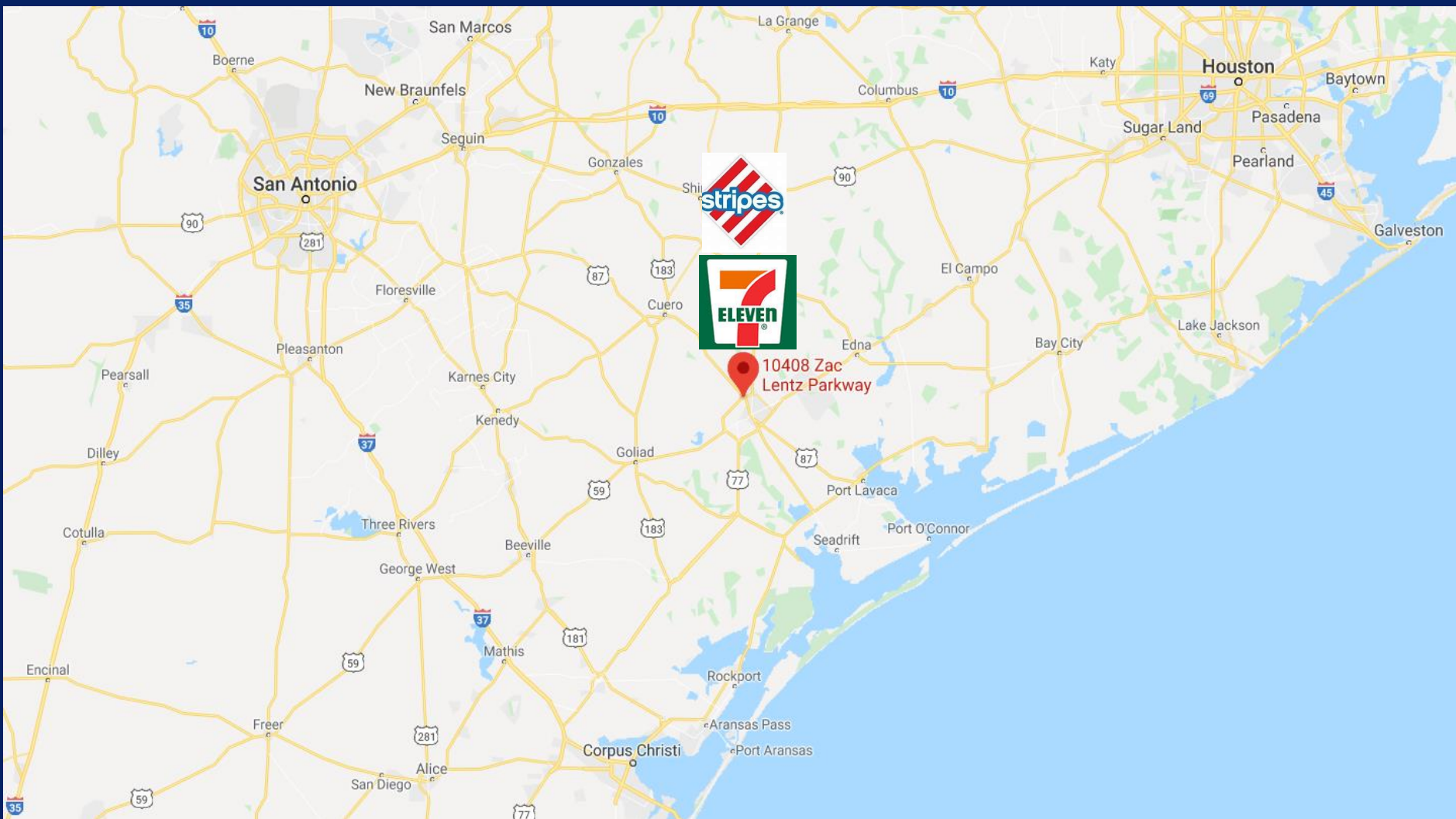


Aerial

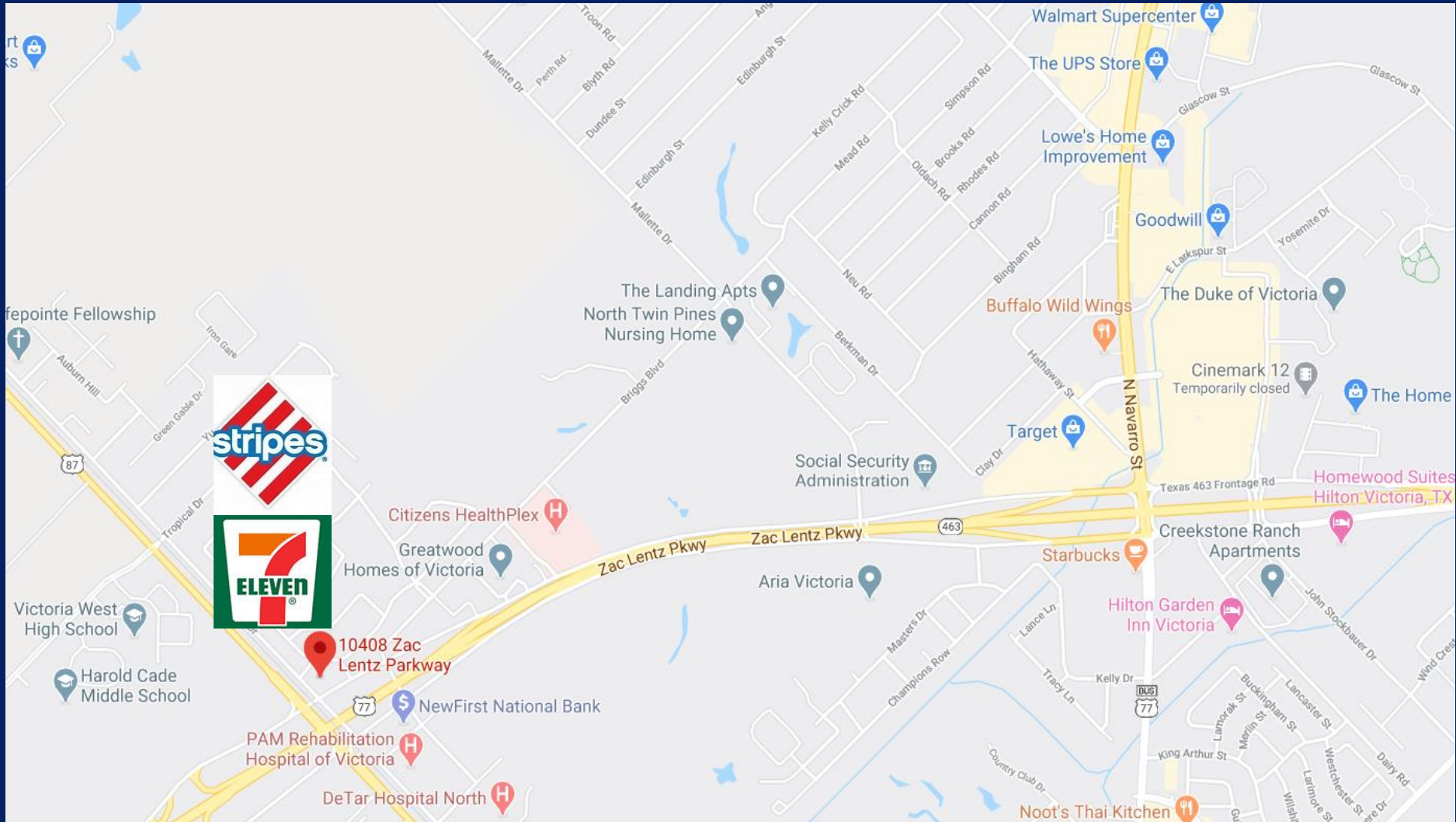




Map



Map





Executive Summary

10408 NE Zac Lentz Pkwy, Victoria, Texas, 77904
Rings: 1, 3, 5 mile radii

Prepared by Turner Net Lease Properties,
Latitude: 28.85854
Longitude: -97.02570

	1 mile	3 miles	5 miles
Population			
2000 Population	1,469	20,605	55,352
2010 Population	1,536	21,794	57,600
2020 Population	1,734	25,255	62,367
2025 Population	1,862	26,518	64,251
2000-2010 Annual Rate	0.45%	0.56%	0.40%
2010-2020 Annual Rate	1.19%	1.45%	0.78%
2020-2025 Annual Rate	1.43%	0.98%	0.60%
2020 Male Population	47.8%	47.6%	48.6%
2020 Female Population	52.2%	52.4%	51.4%
2020 Median Age	50.8	38.5	37.0

In the identified area, the current year population is 62,367. In 2010, the Census count in the area was 57,600. The rate of change since 2010 was 0.78% annually. The five-year projection for the population in the area is 64,251 representing a change of 0.60% annually from 2020 to 2025. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 50.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	90.7%	79.5%	76.8%
2020 Black Alone	1.6%	5.5%	6.3%
2020 American Indian/Alaska Native Alone	0.5%	0.7%	0.7%
2020 Asian Alone	3.7%	2.3%	1.9%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	2.0%	8.8%	11.1%
2020 Two or More Races	1.6%	3.3%	3.1%
2020 Hispanic Origin (Any Race)	15.2%	37.6%	47.5%

Persons of Hispanic origin represent 47.5% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 70.2 in the identified area, compared to 65.1 for the U.S. as a whole.



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Mortgage Income			
2020 Percent of Income for Mortgage	13.1%	13.8%	13.8%
Median Household Income			
2020 Median Household Income	\$88,126	\$56,737	\$51,280
2025 Median Household Income	\$91,995	\$61,379	\$54,322
2020-2025 Annual Rate	0.86%	1.59%	1.16%
Average Household Income			
2020 Average Household Income	\$142,904	\$83,215	\$73,501
2025 Average Household Income	\$158,902	\$91,819	\$80,424
2020-2025 Annual Rate	2.14%	1.99%	1.82%
Per Capita Income			
2020 Per Capita Income	\$57,630	\$33,088	\$27,963
2025 Per Capita Income	\$63,887	\$36,518	\$30,565
2020-2025 Annual Rate	2.08%	1.99%	1.80%
Households by Income			

Current median household income is \$51,280 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$54,322 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$73,501 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$80,424 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$27,963 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$30,565 in five years, compared to \$37,691 for all U.S. households



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- ☒ **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- ☒ **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- ☒ Put the interests of the client above all others, including the broker's own interests;
- ☒ Inform the client of any material information about the property or transaction received by the broker;
- ☒ Answer the client's questions and present any offer to or counter-offer from the client; and
- ☒ Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- ☒ Must treat all parties to the transaction impartially and fairly;
- ☒ May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- ☒ Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- ☒ The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- ☒ Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Scott Haire/Lunsford Capital	396627	scott.l.haire@gmail.com	2147251110
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Scott Haire	396627	scott.l.haire@gmail.com	2147251110
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date